



COUNCIL DISTRICT 6 PLAN IMPLEMENTATION COMMITTEE

Wednesday, August 15, 2016 - 5:30 p.m. to 7:00 p.m.

Development & Resource Management Department – Development Services Division

3rd Floor, Conference Room 3054

MEETING AGENDA

1. ROLL CALL
2. APPROVAL OF ACTION AGENDA – From July 20, 2016 meeting
3. STAFF PRESENTATION: Fresno General Plan and Development Code Cleanup
4. PROJECT REVIEW – NEW MATTERS ([*click each link for project agenda materials*](#))
 - a. **Vesting Tentative Map of Tract No. 6135 and Conditional Use Permit Application No. C-16-037** were filed by Gary Giannetta on behalf of Norman Kizirian and pertains to approximately 7.55 acres of property (APN's 579-074-34 & 81), zoned RS-3, located north of the intersection of East Copper and North Chestnut Avenues (11251 N. Chestnut Ave). **Vesting Tentative Map of Tract No. 6135** is a request to subdivide the subject property into a 13-lot single family residential planned unit development with gated private streets. **Conditional Use Permit Application No. C-16-037** proposes modified property development standards including increased lot coverage and private streets.

<http://m3.fresno.gov/upload/files/2770158/T6135Route.pdf>
 - b. **Vesting Tentative Tract Map No. 6099 and Conditional Use Permit No. C-16-030** were filed by Gary Giannetta, on behalf of Las Brisas Builders Inc., and pertain to ±11.80 acres of property (APN 579-090-23), zoned RM-1/cz, located on the northwest corner of East Copper and North Cedar Avenues (11100 N. Millbrook Ave). **Vesting Tentative Tract Map No. 6099** is a request to subdivide the subject property into a 91-lot single family residential planned unit development with gated private streets. **Conditional Use Permit Application No. C-16-030** proposes modified property development standards including reduced setbacks.

<http://m3.fresno.gov/upload/files/88062167/T6099Route.pdf>
 - c. **Conditional Use Permit Application No. C-16-053-ABCUP** was filed by Cesar Rodriguez of C.R. Consulting Group, on behalf of Rafael Figaro, and pertains to 3,000 square feet of tenant space in the Park Crossing Shopping Center (APN 402-220-73) located on the east side of North Friant Road between North Fresno Street and East Cole Avenue (8482 N. Friant Rd, Suite 104). The applicant requests authorization to establish a State of California Alcoholic Beverage Control Type 41 alcohol license (Restaurant – sale of beer and wine for consumption on or off the premises where sold) for Figaro's Mexican Southwestern Grill Restaurant at Park Crossing. The property is zoned CC/UGM/cz (Commercial - Community/Urban Growth Management/conditions of zoning).

<http://m3.fresno.gov/upload/files/75407823/C16053electronicfile.pdf>

- d. Vesting Tentative Map of Tract No. 6153 and Conditional Use Permit Application No. C-16-045** were filed by Gary Giannetta, Giannetta Consulting Civil Engineer, on behalf of Gary McDonald Homes, and pertain to approximately 13.49 net acres of property (APN 579-074-06), zoned RS-4, located north side of North Alicante Drive just east of North Friant Road and north of East Copper Avenue. **(11871 N. Alicante Dr) Vesting Tentative Map of Tract No. 6153** is a request to subdivide the subject property into a 41-lot single family residential planned unit development with gated private streets. **Conditional Use Permit Application No. C-16-045** proposes modified property development standards and private streets.

<http://m3.fresno.gov/upload/files/83275271/Tract6153C16045electronicrouting.pdf>

- e. Vesting Tentative Map of Tract No. 6156 and Development Permit Application No. D-16-072** were filed by Jeffrey T. Roberts, on behalf of Granville Homes, Inc., and pertain to approximately 8.8 net acres of property (APN 403-060-46), zoned RM-2/UGM, located on the northeast corner of North Millbrook and East Nees Avenues. (8092 N. Millbrook Ave) Vesting Tentative Map of Tract No. 6156 proposes to subdivide the property into a one common lot condominium map for individual airspace ownership. **Development Permit Application No. D-16-072** proposes the construction of a 162-lot multiple family residential development with one and two bedroom units in two story buildings. The applicant also proposes an electric vehicle charging station and a community building with a leasing office.

<http://m3.fresno.gov/upload/files/114391970/D16072Tract6156electronicrouting.pdf>

- f. Development Permit Application No. D-16-082** was filed by Chris Ward of Centerline Design, on behalf of John Urbahns of Fresno Herndon Development LLC, and pertains to ±0.64 acre of property (APN 410-514-11), located on the west side of North Willow Avenue between East Palo Alto and East Herndon Avenues.(6789 N. Willow Ave) The applicant proposes the construction of a 9,120 square-foot office shell building. The property is zoned O (Office).

<http://m3.fresno.gov/upload/files/109142316/D16082electronicrouting.pdf>

- g. Development Permit Application No. D-16-086** was filed by Anthony Pings, architect, on behalf of Peter and Edward Hagopian, and pertains to ±8.52 acres of property (APN 404-030-17) located on the west side of North Cedar Avenue between East Spruce and East Alluvial Avenues.(7333 N. Cedar Ave) The applicant proposes the building expansion of the Sierra Pacific Orthopedic Center Spruce Campus consisting of the construction of a 38,000 square-foot, two story medical office building in Phase I (west portion of the parcel (4.28 acres), with the ability to expand under a future phase to a total of 58,000 square feet. The property is zoned O/UGM (Office/Urban Growth Management).

<http://m3.fresno.gov/upload/files/114775497/D16086electronicrouting.pdf>

- h. **Development Permit Application No. D-16-092** was filed by Robert Tuttle, architect, on behalf of Gaurav Deep Sethi of Sethi Management, Inc., and pertains to ±2.10 acres of property (APN 303-201-29) located on the west side of North Fresno Street abutting northbound State Highway 41 between East Herndon and East Alluvial Avenues.(7333 & 7345 N. Fresno St) The applicant proposes the construction of a ±101,386 square-foot five story, 126 room hotel with basement parking; amenities include an indoor pool, an outdoor pool deck, and outdoor pool patio, an exercise room, and meeting rooms. The applicant requests site plan approval for the hotel. Future development of a 10,392 square-foot medical office building is planned on the site (under separate site plan review). The property is zoned O/UGM (*Office/Urban Growth Management*).

<http://m3.fresno.gov/upload/files/91479596/D016092eroutingwTrafficStudy.pdf>

5. INFORMATIONAL ITEMS

6. COMMITTEE BUSINESS

7. UNSCHEDULED MATTERS

Unscheduled matters are items added to the agenda without the required 72-hour legal notice requirement. These items may be discussed but official action may not be taken until legal notices are given as required by law.

8. ADJOURNMENT

NOTE: the links for project application documents under each agenda item will be valid for at least 72 hours after its creation on 7/14/16.